

NO TRANSFER
TAX PAID

WARRANTY DEED

89-0-33 ✓

Know All Men By These Presents

13-64

006249

That DANIEL H. PINNETTE and JANE L. PINNETTE of Waterville in the County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by JANE L. PINNETTE of Waterville in the County of Kennebec and State of Maine, and whose mailing address is 4 Mount Pleasant Street, Waterville, Maine the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said JANE L. PINNETTE, her heirs and assigns forever;

A CERTAIN LOT or parcel of land located on Ridge Road, situated in Waterville, in the County of Kennebec, and State of Maine, bounded and described as follows:-

Beginning at a point marked with an iron pin and representing the westerly corner of Lot 33, thence, heading N 44 degrees 39 minutes 11 seconds E One Hundred Forty and Fifteen One Hundredths (140.15) feet, along Ridge Road to a point marked with an iron pin and representing the northerly corner of said Lot 33; thence heading S 75 degrees 20 minutes 42 seconds E Two Hundred Fifty-Four and Three One Hundredths (254.03) feet along Pleasant Hill Drive to a point marked with an iron pin and representing the easterly corner of said Lot 33; thence, heading S 44 degrees 39 minutes 11 seconds W One Hundred Eighty-Three and Sixteen One Hundredths (183.16) feet along Lot 68 to a point marked with an iron pin representing the southerly corner of said Lot 33; thence, heading N 66 degrees 14 minutes 40 seconds W Two Hundred Thirty-Five and Forty-Nine One Hundredths (235.49) feet along Lot 32 to the beginning point.

Above description meaning and intending to describe Lot 33 of the Ridge Road Development approved by the Waterville Planning Board 6/13/77 and registered in the Kennebec County Registry of Deeds File D-7661-15. Said Lot 33 contains 35,560 sq. ft.

This conveyance is made subject to all restrictions and covenants of record including those required by the Maine Department of Environmental Protection, dated June 8, 1983, recorded in said Registry of Deeds in Book 2575, Page 93.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said JANE L. PINNETTE, her heirs and assigns, to her and their use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said DANIEL H. PINNETTE and JANE L. PINNETTE have hereunto set our hands and seals this 7th day of April, 1988

Signed, Sealed and Delivered
in the presence of

[Signature]

[Signature]

DANIEL H. PINNETTE

[Signature]

JANE L. PINNETTE

STATE OF MAINE
COUNTY OF KENNEBEC

Date: April 7, 1988

Personally appeared the above named DANIEL H. PINNETTE and JANE L. PINNETTE and acknowledged the above instrument to be their free act and deed.

Before me,
RECEIVED KENNEBEC SS.

1988 APR 13 AM 9:00

ATTEST: *[Signature]*
REGISTER OF DEEDS

[Signature]

Notary Public

Print Name

My Commission Expires

September 4, 1994

Notary Public

SEAL